



SAN DIEGO COUNTY FIRE AUTHORITY

5510 OVERLAND AVE., SUITE 250, SAN DIEGO, CA 92123 • (858) 974-5999

CUSTOMER INFORMATION VERSION **FIRE PLAN CHECK** Correction List for Grading Plans (PDS Building Division and DPW/Land Development)

The following items must be part of the plans before a permit will be issued. The approval of plans and specifications does not permit the violation of any section of the County Fire Code, County Ordinances, or State Law. The following list does not necessarily include all errors and omissions.

Codes are paraphrased. Citation is the primary reference. For full text see the County and California Fire and Building Codes

A. PLAN REQUIREMENTS

1. Due to the number and/or complexity of corrections, before Fire sign-off will be given, make corrections on the originals and run new prints.
2. When the code offers multiple options, identify the specific option being proposed.
3. See notes/remarks made on one set of plans. Return marked set with new/revised sets after you have complied with the requirements on the marked set of plans. Red marks on plans are part of this comments list.

B. SITE REQUIREMENTS

1. **WILDLAND-URBAN INTERFACE SETBACK.** In areas designated as "wildland-urban interface" structures must be located at least 30 feet from nearest property line and open space easements unless the County Fire Marshal finds that terrain makes 30-foot setback impossible, or the parcel is in the interior of a group of homes with specifically designated and approved defensible space on the perimeter of the cluster. When parcels are adjacent a national forest, state park or open space preserve, buildings and structures must be located a minimum of 100 feet from the property line adjacent the protected area. (County Fire Code § 4907.1)
2. **HYDRANTS.** Show fire hydrant location(s) on grading plan. In zones other than industrial, commercial and multi-family fire hydrants shall be installed in accordance with Table 507.5.1.1.1. (County Fire Code § 507.5.1.1.1)

TABLE 507.5.1.1.1 Distance Between Hydrants for Single Family Dwellings	
Parcels 2½ acres and larger:	Every 1,000 feet
Parcels ½ to 2½ acres:	Every 500 feet
Parcels less than ½ acre:	Every 350 feet

3. **WATER STORAGE TANKS.** An approved above ground water storage tank (5000 gal. capacity for structures less than 1500 sq. ft.; 10,000 gal. capacity for 1500 sq. ft. and above*) shall be installed per County of San Diego requirements prior to the storage of combustible materials on the site. On the grading plan show tank size, location and elevation, and hydrant (FDC) location and elevation. (See form **CFA #600 'Water Tank Standards for Fire Protection'**)
(County Fire Code § 507.2.2) [*A greater capacity may be required for substantially larger structures.]
4. **FIRE APPARATUS ACCESS.** An all-weather fire access roadway is required. Show all portions of the fire access including roads, easements, and driveways. Plans for fire apparatus access roads or for their modification shall be submitted to the fire marshal for review and approval prior to construction or modification. Roads must be capable of supporting the imposed weight of fire apparatus (min. 50,000 lbs.) (County Fire Code § 503.2.3)
5. **DEAD ENDS.** Show and label an "emergency vehicle turnaround" on the grading plan within 150 feet of the terminal end. Fire apparatus access roads, including private driveways, more than 150 feet in length shall be provided with an approved means for turning the fire apparatus around. (See form **CFA #363 'Emergency Vehicle Turnaround'**)
(County Fire Code § 503.2.5)

6. **DIMENSIONS.** Show improved road width and vertical clearance on grading plan. Fire apparatus access roads shall have an unobstructed improved width of not less than 24 feet. *Exception: single-family residential driveways serving no more than two single-family dwellings shall have a minimum of 16 feet of unobstructed improved width.* All fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. (County Fire Code § 503.2.1)
7. **TURNING RADIUS.** Modify plans to meet or exceed minimum requirement. The turning radius of a fire apparatus access road shall be a minimum of 28 feet, or as approved by the Fire Marshal. (County Fire Code § 503.2.4)
8. **BRIDGES.** When a bridge is required to be used as part of a fire apparatus access road, it shall be constructed and maintained in accordance with standard AASHTO HB-17. (County Fire Code § 503.2.6)
9. **GRADE.** Show the fire access road grade (%) at representative locations on the grading plan. The grade of a fire apparatus access roadway shall not exceed 20.0%. (County Fire Code § 503.2.7)
10. **SURFACE.** Show the fire access road surface material type on the grading plan. Fire apparatus access roadways shall be designed and maintained to support the imposed loads of fire apparatus (not less than 50,000 lbs.) and shall provide all-weather driving capabilities. For driveways serving individual single-family dwellings the minimum surfacing materials required varies with the slope of the fire apparatus access road as follows:
(County Fire Code § 503.2.3.1)

MINIMUM SURFACE REQUIREMENTS

0-10% Slope	4" Decomposed Granite	(paving required in most jurisdictions)
11-14% Slope	2" Asphaltic Concrete	
15-20% Slope	3" Asphaltic Concrete or 3½" Portland Concrete with deep broom finish perpendicular to travel	

Paving and sub-base shall be installed to the standards specified in sections I-M of the "County of San Diego Off-Street Parking Design Manual".

11. **ROADWAY DESIGN FEATURES.** Roadway design features (speed bumps, speed humps, speed control dips, etc.) which may interfere with emergency responses shall not be installed on fire access roadways, unless they meet design criteria approved by the Fire Marshal. (County Fire Code § 503.4.1)

Resolution Conference for Plan Check Corrections

This process provides customers an opportunity to have their concern regarding plan check corrections considered by County management. With the exception of customer service complaints, the applicant must make a good-faith effort to resolve his/her issues with project staff BEFORE applying for this process. Failure to do so will result in denial of the resolution conference request.

A Resolution Conference Request Form is available online at <http://www.sdcounty.ca.gov/pds/bldg/index.html>. You may also obtain a form from your plan checker or by calling the Building Division at (858) 565-5920.

Available Resources

Link to County of San Diego Consolidated Fire Code - <http://www.sdcounty.ca.gov/pds/docs/cosd-fire-code.pdf>

Link to County of San Diego Adoptive Ordinance - http://www.sdcounty.ca.gov/pds/docs/amended_code_05-13-2011.pdf